

Development Review Standards

All secondary dwelling units must receive Development Review approval prior to issuance of building permits. Development Review plans must demonstrate compliance with the following architectural standards, in addition to the design standards and guidelines in Section 12.80.040 of the Community Development Code:

- Exterior Finish Materials: The exterior finish material must be the same or visually match in type, size and placement of the exterior finish of the primary residence.
- Roof Pitch: The roof pitch must be the same as the predominant roof pitch of the primary residence.
- Eaves: Eaves must project from the building walls the same distances as the eaves on the primary residence.
- Windows: Windows must match those in the primary residence in proportion (width and height) and orientation (horizontal or vertical).
- Trim: Trim must be the same in type, size and location as the trim used on the primary residence.

Building Code Requirements

Building code requirements for secondary dwelling units are the same as those for single family residential houses. Please contact the Building Department for information about obtaining building permits for secondary units. The Building Department can be reached at 503-681-6144.

Secondary units must also comply with all applicable fire, health and safety codes.

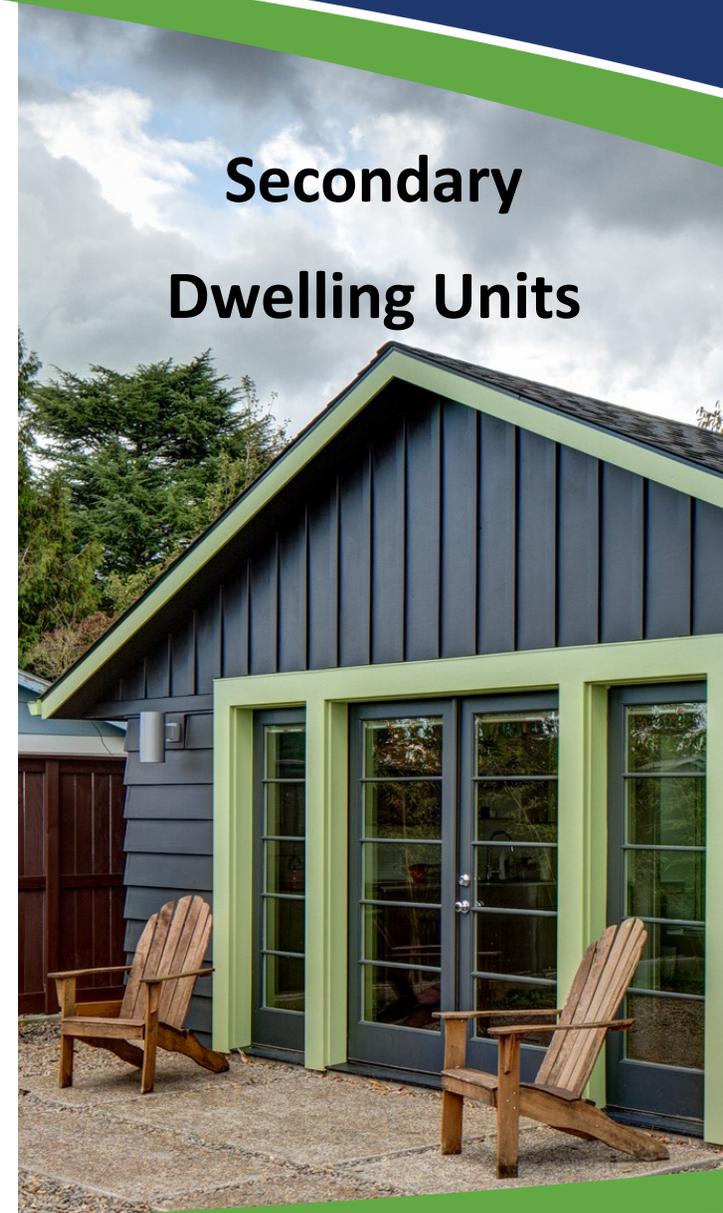
Questions?

We are here to help!

Visit www.Hillsboro-Oregon.gov,
email planning@Hillsboro-Oregon.gov
or call us at 503-681-6153.



Secondary Dwelling Units



Secondary Dwelling Units (SDUs)

What is an SDU?

A secondary dwelling unit is defined as an additional dwelling unit located on the same lot as a detached single family dwelling or duplex. A dwelling unit is specified by the presence of cooking facilities.

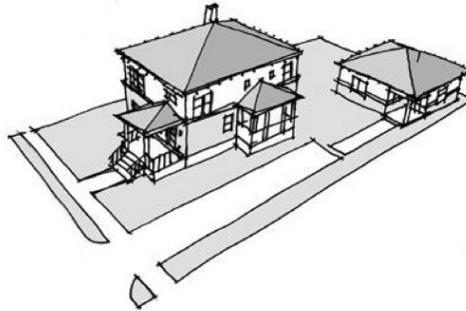
The standards for secondary dwelling units (SDUs) are specified in **Section 12.40.230** of the Community Development Code.

A secondary dwelling may be constructed in the following zones: SCR-MD, SCR-LD, SCR-V, SCR-DNC, SCR-OTC, SFR-10, SFR-8.5, SFR-7, SFR-6, SFR-4.5 AND MFR-1.

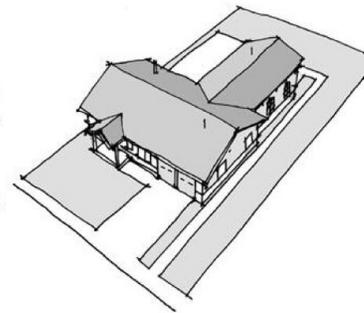
Creating an SDU

A secondary dwelling may be created through the following methods:

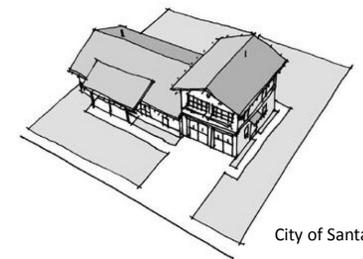
Constructing a detached secondary dwelling on a site with an existing house



Converting floor area in an existing dwelling or garage



Adding floor area to an existing dwelling or garage



City of Santa Cruz

Standards for an SDU

Secondary dwelling units must comply with the following standards:

- The secondary dwelling unit shall be located on the same lot as an existing single family dwelling or duplex, or in tandem with new development.
- No more than one secondary dwelling is permitted per lot.
- One off-street parking space must be provided for a secondary unit.
- The total gross floor area of the secondary unit must be no fewer than 250 sq. ft. and no more than 750 sq. ft.

Placement of an SDU

Secondary dwelling units must be built in conformance with the existing requirements for the primary residence, including, but not limited to: building height, setbacks, and side yard requirements.

Secondary units may be created as either attached or detached from the existing primary residence. In either case, the secondary dwelling unit must be located behind the front building plane of the primary dwelling, and in some cases must not be visible from the road.

Density Calculations

Where a secondary dwelling unit is constructed in association with an existing residence, the secondary unit will not be included in the calculation of maximum density requirements.

Secondary dwelling units are included for the purposes of determining minimum density requirements in new development projects.